

Applicants are reminded that all Return Receipts  
From the Certified Mail of Public Hearing must be submitted prior to  
Public Hearing for application to be heard.

**All Applicants and Property Owners  
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER  
OF ATTORNEY

**AGENDA**  
**NOTICE OF MEETING**  
**WARRICK COUNTY AREA BOARD OF ZONING APPEALS**

Regular meeting to be held in the Commissioners Meeting Room,  
Third Floor, Historic Courthouse,  
Boonville, Indiana  
August 27, 2012 at 6:00 P.M.  
North & South doors of the Historic Courthouse open at 5:40 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**MINUTES:** To approve the minutes of the last regular meeting held July 23, 2012.

**SPECIAL USE:**

**BZA-SU-12-19**

**APPLICANT/OWNER:** Phillip A Turner

**PREMISES:** Property located on the E side of Third St. approximately 0 feet NE of the intersection formed by Third St and Mulberry St, lot number 113 & 110 in Town Elberfeld Subdivision. Greer Twp. (Complete legal on file) 275 S. Third St.

**NATURE OF CASE:** Applicant request a Special Use (SU 12-Home Occupation) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home occupation of a part time lawn mowing business not occupying more than 25% of the first floor area in an "R-1A" Single Family Dwelling zoning district. *Advertised in the Boonville Standard August 16, 2012.*

**BZA-SU-12-20**

**APPLICANT:** Heidi A. Taylor **OWNER:** Corey A. Taylor & Heidi A. Taylor

**PREMISES:** Property located on the N side of SR 62 approximately 0 feet W of the intersection formed by SR 62 and Shady Lane. Boon Twp. (Complete legal on file) 1466 E ST Rd 62.

**NATURE OF CASE:** Applicant request a Special Use (SU 12-Home Occupation) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home occupation of a beauty salon with one chair, and one operator, not occupying

more than 25% of the first floor area in an “A” Agricultural zoning district. *Advertised in the Boonville Standard August 16, 2012.*

**BZA-SU-12-23**

**APPLICANT:** Dotson Construction Inc. by Melvin Dotson, President **OWNERS:** Melvin L. Dotson

**PREMISES:** Property located on the E side of Yankeetown Rd. approximately 2200 feet N of the intersection formed by Yankeetown Rd (W200) & Mt. Gilead Rd. (S150) Boon Twp. (Complete legal on file) *1188 S. Yankeetown Rd.*

**NATURE OF CASE:** Applicant requests a Special Use (SU 28-Home Work Shop) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home workshop with three employees and three vehicles. Business is a sub-contractor for cable companies. Property zoned “CON” Recreation and Conservancy zoning district. *Advertised in the Boonville Standard August 16, 2012.*

**VARIANCES:**

**BZA-V-12-21**

**APPLICANT/OWNER:** Scott Barmes & Kimberly A. Heath (Barmes)

**PREMISES:** Property located on the W side of Jessica Lane approximately 460 feet N of the intersection formed by Jessica Lane and Charles Court. Anderson Twp. Lot number 5 in Haury Heights Subdivision. *5733 Jessica Lane.*

**NATURE OF CASE:** Applicant request a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a single family dwelling on a property with an existing single family dwelling (living quarters located within an unattached accessory building to be removed) in “A” Agriculture zoning district. *Advertised in the Boonville Standard August 16, 2012.*

**BZA-V-12-22**

**APPLICANT:** Custom Sign & Engineering by Scott Elpers, President **OWNER:** Elleclair LLC by Scott Elpers, President

**PREMISES:** Property located on the N side of Vann Rd. Approximately ¾ miles E of the intersection formed by Anderson Rd (W600) and Vann Rd. (S350) Ohio Twp. Lot number 16B in Warrick Research & Industrial Center #2 Minor Subdivision of lot 16. *5344 Vann Rd.*

**NATURE OF CASE:** Applicant request a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued to allow a message board encroaching 26’ into a 50’ building setback line in an “M-2” General Industrial zoning district. *Advertised in the Boonville Standard August 16, 2012.*

Withdrawn: APC Board ruled on-premise signs can be located in building setback lines. Message Board approved by this board on March 26, 2012.

**BZA-V-12-24**

**APPLICANT:** Custom Sign & Engineer by Scott Elpers, President **OWNER:** First Security Bank of Owensboro by Roger Heathcotte, Vice President.

**PREMISES:** Property located on the S side of SR 66 approximately 100 feet W of the intersection formed by SR 66 and SR 261. Ohio Twp. Lot number 3B in Exempt Division of Lot No. 3 of Evansville Federal Subdivision. (Complete legal on file) 7833 W SR 66.

**NATURE OF CASE:** Applicant request a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an electronic message board to be located within a recorded 25' building setback line in a "C-3" Highway Commercial zoning district. *Advertised in the Boonville Standard August 16, 2012.*

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.